GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Rules – Survey Settlements and Land Records – Amendments to Rules under section 26(2) of the Andhra Pradesh Survey and Boundaries Act, 1923 – Final Notification – Orders – Issued.

REVENUE (LANDS.IV) DEPARTMENT

G.O.Ms.No.368 Dated:21.12.2021

Read the following:-

1. G.O.Ms.No.378 Revenue (Lands.IV) Department, Dated:17 -12-2020.
2. From the President, Andhra Pradesh Survey Employees Association, Vijayawada representation dt.12-01-2021.
3. Representation of certain Tahsildars.
4. File No. - REV05-17021/77/2020-GSEC CSSL of Commissioner, Survey Settlements and Lands Records, A.P., Vijayawada.

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ORDER:-

Whereas in the reference 1st read above, Preliminary Notification was issued inviting objections/suggestions for amendments to the Rules Under section 26(2) of Andhra Pradesh Survey and Boundaries Act, 1923 (Act VIII of 1923).

2. And whereas, the objections received in the references 2nd and 3rd read above, have been examined by the Commissioner, SSLR and found that most of the suggestions are not related to the notification and are general in nature. Hence, they deserve no consideration. The Commissioner, SSLR has confirmed the preliminary notification issued vide G.O. 1st read above with certain modifications.

3. The Government, after careful examination, have decided to issue the final notification in the matter.

4. The following notification will be published in an extraordinary issue of the Andhra Pradesh Gazette, dated:21.12.2021.

NOTIFICATION

In exercise of the powers conferred under sub-section (1) of section 26 of the Andhra Pradesh Survey and Boundaries Act, 1923 (Act VIII of 1923), the Governor of Andhra Pradesh hereby makes the following amendments to the Rules under section 26(2) of Andhra Pradesh Survey and Boundaries Act, 1923 (Act VIII of 1923) as the same having been previously published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated:17.12.2020, as required under sub section (1) of section 26 of the said Act.

AMENDMENTS

In the said rules,

(1) In clause(a) in item (1)

(i) for clause(a), the following shall be substituted, namely:-

"Theodolite stones (Cadastral Survey)

Description:

"Stones of durable quality roughly squared of approximate dimensions measuring 90 CM by *23 CM * by *23 CM with a plummet hole engraved on the top **and as may be specified by the Commissioner, Survey Settlements.**

At village tri- junctions and their pointers of the boundaries between ryotwari villages and at the places marked on the village map or other record prepared at the time of survey as stations at which a theodolite has been set up on the boundaries between **Ryotwari villages, Ryotwari village and Rural habitation;**

Ryotwari village and urban local body, rural habitation and urban local body and urban local body and urban local body".

(ii) for clause(b) the following shall be substituted, namely :-

Theodolite stones(Town Survey)

"Ground Control Points (GCPs): GCPs with granite/ durable stones measuring 90cmx 23cmx 23cm or as may be specified by Commissioner, Survey Settlements and Land Records by an order".

(b) for item (2), the following shall be substituted, namely :-

CHAIN SURVEY STONES

"Stones of durable quality roughly squared of approximate dimensions measuring 30 CM X 15 CM X 15CM with an arrow mark on one side **and as specified by the Commissioner, Survey Settlements & Land Records by an order".**

(c) for item (3), the following shall be substituted, namely :-

"(B) Field Stones of durable quality roughly squared of approximate dimensions measuring 60 CM by 15 CM by 15 CM with a broad arrow on one side **and Survey marks as may be specified by Commissioner, Survey Settlements and Land Records by an order."**

Points:

At the bends and tri- junctions on the boundaries of all survey fields.

Poramboke land parcel sub-divisions and sub-divisions belonging to or vested in local bodies.

(i) (a) at the bends and land parcel tri- junctions on the boundaries of villages;

(b) adjoining land parcels at the tri- junctions on the boundaries between ryotwari villages,

between ryotwari village and rural habitation
between ryotwari village and urban local body
between rural habitation and urban local body
between urban local body and urban local body

(c) at the bends and tri- junctions of poramboke land parcels and sub-divisions if any;

(d) and sub-division of land parcels belonging to or vested in local bodies;

(e) as also of minor circuits i.e., land parcels which have been surveyed or to be surveyed specified by the Commissioner, Survey Settlements and Land Records by an order.

(ii) At the tri- junctions of other land parcels.
(iii)At the ends of G lines which do not coincide with field tri- junctions or theodolite stations.

(2) In clause(b), (a) for item (1), the following shall be substituted, namely:-

"When the Survey Officer has published a notification under sub section (1) of section 6, land or boundaries about to be surveyed, such officer, or any subordinate of such officer not below the grade of **Village Surveyor**, may, by written notice or notice in any electronic/digital format call upon any person claiming to be interested in such land."

a. for item (3), the following shall be substituted, namely:-

"3.For the cadastral survey of every village or other defined local area, the following records shall be prepared by the Survey Officer before the completion of the survey of such area is notified under section 13.

(i)Field register showing the number and Unique ID and area of each Unique Land Parcel and, as far as ascertainable, the tenure and ownership of the same with proper correlation to the earlier survey number and details.

(ii)Record of land parcel measurement or field measurement book plotted to scale and showing the measurements taken for each land parcel having Unique Land Parcel Identification Number with important topographical and Geo Spatial information and as specified by the Commissioner Survey Settlements and Land Records by an order".

(3) For Clause (c), the following shall be substituted, namely,-

Survey Officers or Authorities appointed under section 4 of the Act shall exercise the powers specified in the schedule:

SCHEDULE

Class of Survey Officers or authorities empowered	**Brief description of powers conferred**	**Section of the Act under which powers are given**
Directory Survey Settlements and Land Record, A.P., Vijayawada (vide Rc.No.l1/1151/1999, dated: 24.02.1999 of CCLA	**To notify surveys**	**5**
(i) LAND: (a) Assistant Director of Survey and Land Records, Inspector of Survey and Land Records, Deputy Inspector of Survey, Mandal Surveyor/Surveyor, Dy.Surveyor, Village Surveyor. (b) RDO, Tahsildar, Deputy Tahsildar. (&) as may be specified by the Commissioner , Survey Settlements and Land Records by an order. **(ii)Rural habitations:** (a) Assistant Director of Survey and Land Records, Inspector of Survey and land Records, Deputy Inspector of Survey, Mandal Surveyor/Surveyor,Dy. Surveyor, Village Surveyor. (b) RDO, Tahsildar, Revenue Inspector. (c) Executive authorities of Panchayats. (&) as may be specified by the Commission er Survey Settlements and Land Records by an order. **(iii)Urban Habitations:** (a) Assistant Director of Survey and Land Records, Inspector of Survey and Lan	To hear appeals against orders under section 8(1)	8(2)

d Records, Deputy Inspector of Survey, Mandal Surveyor/Surveyor, Dy.Surveyor, Village Surveyor. (b) RDO, Tahsildar, Revenue Inspector. (c) Executive authorities of Urban Local Bodies. (&) as may be specified by the Commissio ner Survey Settlements and Land Record s by an order.		
(i) LAND: Forum for Redressal of Appeals consists of Tahsildar/Deputy Tahsildar (Re-Survey)Deputy Inspector of Survey **(ii)Rural Habitations:** Forum for Redressal of Appeals consists of Divisional Level Panchayat Officer, Extension Officer Rural Development, Panchayat Secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii)Urban Habitations:-** Forum for Redressal of Appeals consists of Municipal Revenue Officer, District Town and Country Planning Officer, Town Surveyor, Ward Planning and Regulatory Secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order.	To hear appeals against orders under section 9(1) and 10(1)	11
(i)LAND: (a)Assistant Director of Survey and Land Records, Inspector of Survey and Land Records, Deputy Inspector of Survey, Surveyor/Mandal Surveyor, Dy. Surveyor and Village Surveyor. (b)Tahsildar, Deputy Tahsildar, Revenue Inspector, VRO. (&) as may be specified by the Commissioner Survey Settlements and Land Records by an order. **(ii)Rural Habitation:** (a)Assistant Director of Survey and Land Records, Inspector of Survey and Land Records, Deputy Inspector of Survey, Surveyor/Mandal Surveyor, Dy. Surveyor and Village Surveyor. (b))Tahsildar, Deputy Tahsildar, Revenue Inspector, VRO. (&) as may be specified by the Commissioner Survey Settlements and Land Records by an order.	To Publish notification of commencement of surveys	6(1)

(iii)Urban Habitations: (a)Assistant Director of Survey and Land Records, Inspector of Survey and Land Records, Deputy Inspector of Survey, Town Surveyor. (b)Tahsildar, Deputy Tahsildar, Revenue Inspector, VRO. (&) as may be specified by the Commissioner Survey Settlements and Land Records by an order.		
(i)LANDS: (a)Assistant Director of Survey and Land Records, Inspector of Survey and Land Records, Deputy Inspector of Survey, Mandal Surveyor/ Surveyor, Dy.Surveyor, Village Surveyor. (b) Tahsildar, Deputy Tahsildar, Revenue Inspector. (&) as may be specified by the Commissioner Survey Settlements and Land Records by an order. **(ii)Rural Habitation:** (a)Assistant Director of Survey and Land Records, Inspector of Survey and Land Records, Deputy Inspector of Survey, Mandal Surveyor/ Surveyor, Dy.Surveyor, Village Surveyor. (b) Tahsildar, Deputy Tahsildar, Revenue Inspector. (c) Executive authorities of Panchayats. (&) as may be specified by the Commissioner Survey Settlements and Land Records by an order. **(iii)Urban Habitations:** 1)Assistant Director of Survey and Land Records, Inspector of Survey and Land Records, Deputy Inspector of Survey, Mandal Surveyor/ Surveyor, Dy.Surveyor, Village Surveyor. 2) Tahsildar, Deputy Tahsildar, Revenue Inspector. 3) Executive authorities of Urban Local Bodies. (&) as may be specified by the Commissioner Survey Settlements and Land Records by an order.	To determine the cost of survey marks and labour	8(1)
(i)LANDS: Village Surveyor and Village Revenue Officer and as may be specified	To determine undisputed	9(1)

by the Commissioner Survey Settlements and Land Records by an order. **(ii)Rural habitations:** Panchayat secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii)Urban Habitations**: Ward Planning and Regulatory Secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order.	boundaries	
(i)LANDS: Village Surveyor and Village Revenue Officer and as may be specified by the Commissioner, Survey, Settlements and Land records by an order. . **(ii)Rural Habitations:** Panchayat secretary and as may be specified by the Commissioner, Survey, Settlements and Land records by an order. **(iii)Urban Habitations:** Ward Planning and Regulatory Secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order.	To enquire into and determine disputed boundaries	10(1)
(i)LANDS: Assistant Director of Survey and Land Records Inspector of Survey and Land Records and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(ii)Rural Habitations:** Assistant Director of Survey and Land Records and Inspector of Survey and Land Records and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii)Urban Habitations:** Assistant Director of Survey and Land Records and Inspector of Survey and Land Records and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order.	To notify completion of survey	13
(i)LANDS: Village Surveyor and Village Revenue Officer and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(ii)Rural Habitations**: Panchayat secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii)Urban Habitations:** Town Surveyor, Ward planning and Regulatory secretary and as may be	To receive reports of the destructions, injury, removal or alteration of survey marks	16(b)

specified by the Commissioner, Survey, Settlements and Land Records by an order.		
(i)LAND: (a) Assistant Director, Inspector of Survey, Deputy Inspector of Survey, Surveyor/Mandal Surveyor, Deputy Surveyor, Village Surveyor (b) Tahsildar, Deputy Tahsildar ,Revenue Inspector and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(ii)Rural Habitations:** District Panchayat Officer/Division Level Panchayat Officer/Extension officer Rural Development Panchayat Secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii)Urban Habitations:** Municipal Commissioner/Assistant Commissioner/District Town and Country Planning Officer/City Planning officer/ Municipal Revenue Officer/Town Planning Officer/Town Planning Supervisor/Town Surveyor/Municipal Revenue Inspector / Town Planning Building Overseer/ Ward planning & Regulatory secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order.	To summon witness and require production of documents	23
(i)LANDS: Revenue Divisional Officer Assistant Director of Survey and Land Records & as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(ii) Rural Habitations:** District Panchayat Officer and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii) Urban Habitations:** Municipal Commissioner, Assistant Municipal Commissioner and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order.	To refer to arbitration	24
(i)LANDS: Village Surveyor & Village Revenue Officer and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(ii)Rural Habitations:** Panchayat secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii)Urban Habitations:** Town Surveyor, Ward planning & Regulatory secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an	To maintain, renewal and repair survey marks and apportion the cost thereof	15(1)

order.		
(i)LANDS: Village Surveyor & Village Revenue Officer and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(ii)Rural Habitations:** Panchayat secretary or as may be specified by the Commissioner, Survey, Settlements and Land Records by an order. **(iii)Urban Habitations:** Town Surveyor, Ward planning & Regulatory secretary and as may be specified by the Commissioner, Survey, Settlements and Land Records by an order.	To issue notices to registered holders regarding renewals a repair of survey marks	15(2)

(4) In clause(d) for the existing proviso, the following proviso shall be substituted namely:-

" Provided that,
(1) the power of imposing fine under Order XVI, rules 12 and 17 shall not be exercised by any officer below the grade of Assistant Director in the Survey Department, **Deputy Collector / Assistant Collector in the Revenue Department, District Panchayat Officer in Panchayat Raj Department, Assistant Commissioner in the MA&UD Department, CPO in the Town & Country Planning Department.**

(2)The amount of fine shall, in no case, exceed Rs. 500 (Rupees **five hundred only)".**

(5) In clause(e)

(a) In para (2), for the words " shall be fixed in the village chavidi " the words "village secretariat, village chavidi and in all important places of village" shall be substituted.

(b) In para (4) for item (a), the following shall be substituted, namely:-

"(a)In the case of town surveys, the Inspector of Survey shall prepare in a duplicate a demand notice under sub section (1) of section 8 showing the land parcels held by each person concerned and charges recoverable for the survey thereof and forward it to the **Collector/Executive authorities of Local bodies** who shall cause a copy to be posted in the Municipal Officer and send the other copy to the Tahsildar of the **Mandal** for service on the registered holder or other person interested in the **land parcels**. Acknowledgements in token of the receipts of the notice which shall be signed and dated shall be obtained by the Tahsildar of the Mandal in the book maintained for the purpose or as may be specified by the Commissioner, Survey, Settlements and Land Records by an order".

(c)In para 8, for the words "Survey fields or the sub-division" the words "Land parcel on" shall be substituted:

(d) for para 9, the following shall be substituted namely:-

"All notices and communications required under the Act shall be in writing, **in any electronic or digital format as may be prescribed by the Commissioner, Survey Settlements and Land Records by an order".**

(6) In clause (g) in Para (1) in item (1) for the words " fields" the words "land parcels" shall be substituted:-

At the end, the following shall be substituted namely;-

"Any rule or provision relating to collection of survey charges and charges of survey marks shall be as may be specified by the Commissioner Survey Settlements and Land Records by an order".

(7) In clause (h), (a) for the words "village establishment" the words "Village secretariat establishment" shall be substituted.

(b) for the existing schedule the following schedule shall be substituted namely:-

	Amount leviable by survey officer in exercise of	
	Original Jurisdiction	Appellate Jurisdiction
	Rs.	Rs.
For each summons are notice- a. To a single defendant, respondent or witness	50/-	100/-
a. To every additional defendant, respondent or witness residing in the same village, if the processes be applied for at the same time	100/-	200/-

(c) for the existing "Notes 1 and 2" the following "Note" shall be substituted namely:-

"Note: copies of orders passed under sections 8(2), 9(1), 10(1) and 11(1) of the Andhra Pradesh Survey and Boundaries Act, 1923 shall be granted to applicants on payment of prescribed fee at village secretariat.

The fee for copies of land parcel plans, sketches and diagrams if any shall be as may be prescribed by the Commissioner Survey Settlements and Land Records by an order ".

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

V. USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase Department, Muthyalampadu, Vijayawada (with a request to supply 30 copies of Gazette to Government).
The Commissioner, Survey Settlements and Land Records, A.P. Vijayawada.
The Spl. CS & Chief Commissioner of Land Administration, A.P. Vijayawada.
The Law (H) Department
Copy to
The OSD to Hon'ble Dy. C.M(Rev)
The P.S to Prl. Secy. to Govt. Revenue (Lands)
SF/SC.

//FORWARDED:: BY ORDER//

SECTION OFFICER